

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustee, by virtue of the authority vested in it by that certain Deed of Trust dated August 9, 2019, and duly recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed of Trust Book 2236, at Page 288, Anthony Graciani did convey unto Justin M. Raber, Trustee, certain real property described in said Deed of Trust; and the beneficiary has elected to appoint Pill & Pill, PLLC as Substitute Trustee by a Substitution of Trustee recorded in the aforesaid Clerk's Office; and default having been made under the aforementioned Deed of Trust, and the undersigned Substitute Trustee having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction at the front door of the Jefferson County Courthouse, in Charles Town, West Virginia, on

September 20, 2022, at 5:06 PM

The following described real estate, with its improvements, easements and appurtenances thereunto belonging, situate in the Charles Town District, Jefferson County, West Virginia, and more particularly described as follows:

All that certain lot or parcel of land together with improvements thereon lying and being situate in Jefferson County, West Virginia, and more particularly described as follows:
Lot C-5, in Section C of the Patrick Henry Estates Subdivision in Charles Town District, Jefferson County, West Virginia, as said lot is described on a plat of record in the Office of the Clerk of the County Commission of Jefferson County in Plat Book 9 at Page 53, to which plat reference is made for a more particular description of said real estate.

At the time of the execution of the Deed of Trust, this property was reported to have a mailing address of 320 Beauregard Boulevard, Charles Town, WV 25414.


AND BEING the same real estate which was conveyed to Anthony Graciani by Deed dated July 19, 2019, from John Michael Dwyer, Sr. and Dori Ann Dwyer, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1228, at Page 286.

The above-described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Substitute Trustee shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: Ten percent (10%) of the purchase price as a deposit with the balance due and payable within 30 days of the day of sale.

Pill & Pill, PLLC, Substitute Trustee


Richard A. Pill, Member

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